OFFICE OF THE CHIEF OFFICER, TOWN MUNICIPAL COUNCIL, COONDAPUR

Notification dated 16th November 1973

Notification under Section 325(2) of the Mysore Municipalities Act, 1964.

Notice is hereby given for the information of the persons likely to be effected thereby that the Town Municipal Council, Coondapur has resolved with the rates of fees and bye laws have been given to effect in the jurisdiction of Coondapur Municipality from 1st April 1974 in resolution No. 264 dated 27th October 1973.

Any inhabitants of the Town Municipal Council, Coondapur objecting to the bye laws within one month of the date of publication of this notice in the *Karnataka Gazette*, may send his objection in writing to the Municipal Council, Coondapur.

THE MYSORE TOWN MUNICIPALITIES (BUILDING) MODEL BYE-LAWS, 1967

PRELIMINARY

1. *Title* :—(1) These bye-laws may be called the Mysore Town Municipalities (Building) Model Bye-laws 1967.
(2) The provisions of these bye-laws shall be applicable to the Town Municipality, Coondapur.

2. *Definitions* :—In these bye-laws, unless the context otherwise requires :—
(a) 'Act' means the Mysore Municipalities, Act 1964.
(b) 'Form' means a form appended to these bye-laws ;
(c) 'Section' means a section of the Act;
(d) 'Site' includes all the lands within the curtilage of the building and forming its appurtenances such as out buildings, yard, court, open space and garden attached thereto or intended to be occupied therewith.

ERECTION OF BUILDINGS

3. *Building sites* :—No permission to construct a building on a site shall be granted if,—
(i) the site is insanitary as it is dangerous to construct a building on it ;
(ii) the site is within 9 (nine) metres of the highest watermark of a tank, unless the owner satisfies the Chief Officer, that he will take such measures as will prevent any risk of the domestic drainage of the building passing into the tank;
(iii) the owner of the building has not taken all the measures required to safeguard the construction from constantly getting damp;
(iv) the construction of the building thereon is for public worship, which in the opinion of the Municipal Council will wound the religious feelings of any class of persons in the vicinity thereof;
(v) the site is not drained properly or is incapable of being well drained;
(vi) the site is a filled up tank or has been filled up with or used for depositing rubbish, offensive matter, or sewage, unless the Chief Officer has examined the site and granted a certificate to the effect that it is from a sanitary point of view, fit to be built upon;
(vii) the use of the said site is for the purpose of establishing a factory, ware house or work place, which will be at source of annoyance to the health of the inhabitants of the neighbourhood;
(viii) the plot has not been approved as a building site either by the Municipal Council or by an Improvement Board or by Government.

4 Notice to be given :—The notice of new buildings required to be given under section 187 shall be in Form I and be accompanied by plans and statements in triplicate drawn or prepared in accordance with bye-laws 5 to 8.

5 Plans, etc. to be furnished :—Every person giving the notice referred to in bye-law 4, shall submit therewith the following :—
(i) a copy of the title deed of the site on which erection is proposed ;
(ii) A chalan or receipt for payment of the fees prescribed under bye-law 9;
(iii) A site plan in triplicate drawn or reproduced in a clear and intelligible manner on suitable and durable material to a scale of not less than one C. M. to 5 metres and showing :—
(a) the north point ;
(b) the area to be occupied by the proposed building ;
(c) the position, nature and use of all existing buildings thereon and of the proposed building and all appurtenant out buildings ;
(d) the nature of the ground on which the proposed building is to be erected ; whether made up or natural, whether rock, clay ground, sand or mixed as the case may be and in the case of made up ground, the time when it was so made up, and the materials used in making it ;
(e) the position of latrine or privy and the proposed method of drainage ;
(f) the name if any or description of the adjacent roads, streets, or lanes with the width there of and the positition; use and number of storeys of the adjacent building giving the dimensions of the distance they are away from the road margin ;
(g) the purpose of proposed erection or parts thereof ;
(h) the boundaries of the site measurements and of any contigrous land belonging to the owner thereof ;

(i) the survey number of the site and the name and number of the block and road in which the site is situated and if the site is on any approved lay out, the serial numbers of the site, and the reference number of such approval;

(j) the position of the site in relation to the neighbouring streets where the site on which the building proposed to be erected abuts a road, the breadth of such road as measured between the outer edges of the drain, if any and the line of buildings on both sides.

6. *Building Plan*:—The plan of the building shall be submitted in triplicate and drawn to a scale not less than one metre to a C. M. showing:—

(a) the dimensions and purpose of various rooms of the the building;
(b) the plan of the ground floor and of each floor with sections and elevation on the same scale;
(c) the levels of the foundations and lowest floor or plinths with reference to the level at the centre at the adjacent roads and the level of the site;
(d) the depth and thickness of the foundation;
(e) the height and thickness of the plinth or basement walls and of the wall above plinth;
(f) the thickness of the floor or floors and the dimensions and the structure of the roof;
(g) dimensions of all doors, windows and ventilators.
(h) where the proposed erection is for the addition of any subsequent floor of an existing structure a certificate of soundness of the foundation and the existing structure by a qualified Engineer shall be furnished along with the application if so desired;
(i) in case the proposal is to sub-divide an existing property the whole property shall be shown and the proposed dividing walls shown in different colours;
(j) the position of aerial; electric supply lines and water supply lines, if any;
(k) the proposed method of drainage.

7. *Plan to be accompanied by certificate*:—(i) The plan of every building the estimated value of which is more than one thousand shall be accompanied by a specification showing the nature and description of the materials to be used in the construction of the various parts thereof including the dimensions of all beams, columns, posts pillars, dressummers, trusses, etc.,

(ii) With the plan of every building the value of which is more than twenty five thousand rupees a certificate that the plan has been drawn or scrutinised by a qualified Engineer or architect or draughtman shall be furnished on the plan;

(iii) Every building and site plan shall be signed by the owner and every plan falling under clause (ii) shall be signed in addition by such architect, Engineer, or draughtsman as the case may be indicating his name, address and qualification.

8. *Colour of plan*:— (i) The several plans or amended plans shall be drawn in the following colours, namely:—

Site plan. Proposed work. Red.

Existing work:	Blue
Existing work to be removed:	Yellow
Building Plan Proposed work:	Blue

(ii) At the bottom of plan it shall be clearly shown as to what each colour indicates.

9. Licence fees:—The fees for permission to erect a building shall be at the following rates;—

(a) For the first 10 square Metre of floor area in each floor or part thereof	...	Rs. 4—00
(b) For the additional 10 square Metre of floor area in each floor or part thereof	...	Rs. 2—00
(c) For the compound wall for every 100 R. Metres or part thereof	...	Rs. 4—00
(d) For sinking a well for each well	...	Rs. 2—00

The period for which permission is valid is one year. For reneval of permission, if necessary, half of the rates of fees charged for the issue of the first permission shall be levied and if the reneval is applied for before the permission expires it is not necessary to submit the plans. If the reneval is not applied for before the permission expires it will be treated as a fresh application and plans with full fees, should be submitted. The period of validity for the reneval permission is also one year.

10. Order of the Chief Officer on the application;—

(i) The Chief Officer shall consider every notice given under Section 187 and pass such orders as he deems fit.

(ii) The decision of the Chief Officer shall be communicated to the person giving the notice or to his legally authorised agent in writing in forms 2 or 3, as the case may be, within the period prescribed in section 187 and one set of the drawings and specifications duly endorsed shall be returned to him.

(iii) Any one aggrieved by an order passed under clause (i) may within thirty days of the date of communication of the order appeal to the Standing Committee and the decision of the standing committee shall be final.

11. Completion certificate;—(i) Every person erecting a building shall, within one month after completion of such building deliver or sent or cause to be delivered or sent to the Chief Officer at his office, notice in writing of the completion of such building.

(ii) The Chief Officer may permit temporary construction in positions approved by him and with such material he may Order, on the applicant executing an agreement agreeing to remove the construction within a certain period or whenever he may call upon him to do so

(iii) The notice of completion of the erection of a building or the execution of any work required to be given in pursuance of section 190 shall be in Form 4.

(iv) Such notice shall be accompanied by a certificate of the licenced architect, Engineer or draughtman if so required, employed for the designing or erection of such building or the execution of such work.

12 Occupancy certificate:—Within a period of one month after receipt of the notice of completion, the Chief Officer, shall communicate in Form 5 the requisite permission to occupy any such building or to use any building or part thereof effected by any such work.

BUILDINGS FOR SPECIFIC PURPOSES

13. Prohibition of certain sites:—No new building intended for human habitation shall be constructed on a site which has been filled up with or used as a place for depositing excrementious matter or the carrasses of dead animals or other filthy or offensive matter until such Matter such have been properly removed to the satisfaction of the Chief Officer or shall have in his opinion become innocuous.

14. Factories:—Subject to the provisions of the Factories Act, 1948 and the rules thereunder, no factory, workshop, work place in which it is proposed to employ steam power or electric power, shall be constructed until and unless the conditions under the relevant Act are satisfied and permission obtained thereor.

15. Godowns.—Save as otherwise provided in any law for the time being in force, the following provision shall apply to godowns.—

1 The entire flooring of the godown shall be of cement concrete with a minimum of 10 C. m. thickness;
2 The wall shall have a smooth surface, rounded corners and cement plastered upto a hight of 90 C m.
3 A ledge 2.5 C m. in width at basement level which shall not be less than 45 C m. in height from surrounding ground level be provided all round the building irrespective of doors and windows which shall be above basement level.
4 The step shall be moveable
5 The doors and windows should be close fitting on frames and self-closing and be provided with metal flanging for 30 C m. at the bottom of the doors.
6 The drain pipes from the roof shall be out 9 C m. away from the ground level and provided with rate guards (12 mm. with netting). Any drainage hole leading from inside the premises through door steps or walls should also be provided with wire netting.
7 The building should be structurally detached with a minimum open space of at least 3 meters all round;
8 No. part of the premises shall be used for human habitaion.

16. Cinemas etc.—No permission for construction of a building for a cinemas theatre or a assembly hall, etc. or other porpose shall be granted unless the construction of such building conforms to the rule under the Mysore Cinemas (Regulation) Act, 1964 or other relevant enactment in force for the time being.

17. Special powers of the Chief Officer:—The Chief Officer shall subject to the provisions of the Act or any law for the time being in force have power to impose in writing conditions regarding the location of the building on a site with reference to any street, adjacent building or any other features such as power line and the like, either existing or projected and shall also have like power to impose conditions regarding open space, height of buildings, vertilation or materials to be used in the construction or the purpose to which the building or parts thereof are used.

HEALTH, SANITATION AND OTHER REQUIREMENTS

18. No compound wall along the street be located less than 0-50 metre from the edge of the street or road margin including the drain.

19. Foundation of walls:—The footings of the walls and pillars and the posts of the ground floor of the building proposed to be erected should rest on solid ground or upon a sufficient thickness of concrete or upon some solid and sufficeint sub-structure as a foundation.

20. Plinth:—The height of the plinth shall be not less than 0-45 metre above the ground on site level unless the Chief Officer having regard to the circumstances of the case directs otherwise.

Provided that slables, cattle sheds and buildings of similar nature not intended for human occupation, may have the plinth not less than 0-30 metre above the ground or site level, unless the Chief Officer, having regard to the circumstane of the case, directe otherwise.

21. Insertion of damp proof course;—(1) In the case of building which in the opinion of the Chief Officer are likely to get or become damp on account of the high level of the sub-soil water in the site, it shall be lawful for the Chief Officer to impose conditions for the insertion of damp proof course of dry conventional design, materials and workmanship.

(2) In the case of sites which are likely to cuase by virtue of their location, dampness of the flooring, proper precautions for drainage of sub-soil water and to render the flooring free from damp by any of conventional methods shall be adopted.

22 Chimney :—Every place wherein fire is kindled habitually such as a kitchen or bathing place shall be provided with efficient means for the escape of smoke or the products of combustion, directly above every fire-place.

23 Height and area of the rooms.

(1) Every living room shall have

(i) a height not less that 2 60 metre from the floor to the ceiling.

(ii) a clear superficial area of not less than 7.20 Sq Metre and (iii) a width of not less than 2·40 metre

(2) In the case of rent roofs there shall not be at any point a height less than 2.10 metres from floor level to the bottom of the beam or bressummers carrying such roof.

Explanation.—(1) A living room is one which may be used for sleeping purpose by human beings.

Explanation.—(ii) A partition wall not more than 1.20 metres height in a room shall not be considered to divide that room so as to make it into two rooms.

24 Ventilation —(1) Every room shall have wondows each not less than 0-75 metres in width other than roof-lights or ventilators opening directly into the external air and of a total area of not less than 12½ per cent of the floor area of the room or 1.10 square Metre whichever is greater.

Provided that when any door of such room also open directly into the external air, it shall be sufficient if the total area of such door or door and of the windows and ventilators is not less than twenty per cent of the floor area of the room

(2) The condition prescribed in clause (1) above shall be deemed to be satisfied if the doors, windows and ventilators referred to therein, open instead of into the external air, into a venandah,

(a) the height of the eaves of which measured from the level of the floor thereof is not less than 1.80 metres and the width of which is not more than 2 40 metres ·

(b) which opens for the whole of its length and to an unobstructed open space of width not being less than 2.40 metres.

(3) Every open space referred to in sub-clausad (b) of clause (2) shall be kept free from any erection thereon and shall be open to the sky.

Provided that a portico of reasonable dimension may be treated as part of the open space for the purpose of these sub-clauses.

25 Staircases :—(1) Every staircase in a building shall be of such design in respect of width, length of flights, langings, tread and riser of each step, hand railing as may be specified. by the Chief Officer.

(2) The staircase in a residential building of ot otherwise ventilated shall be ventilated at the top by means of a window, or a ventilator or skylight in the roof as may be decided by the Chief Officer.

(3) The Chief Officer may permit the number and position of fire escape staircases, and specify their design and materials to be used for their construction and protection in consultation with the Fire Officer.

26 Aerial projections :—No person who erects or alters or adds to a building within the meaning of Section 187 shall allow any part of the building, temporary or permanent, to project aerially beyond the limits of his site so as to make it encroach upon or overhang any Municipal road or lane or the margin thereof, any other Municipal land without the special permission of the Chief Officer.

27 Drainage of roof water :—All water spouts to drain off roof or other waters shall be led down to the ground touching the wall and shall not be so constructed as to discharge water to the inconvenience or annoyance of neighbours or passers by or to the damage of Municipal property.

28 Prohibition of doors and windows opening outdoors on Municipal or Government land:—(1) Nofdoor, gate bar window shall be hung or placed so as to open outwards upon any street except with special permission of the Chief Officer.

29 Every building shall be provided with means for the effectual drainage of storm-water, sullege and sewage from the premises, and sufficient and suitable sanitary conveniences for the use of the occupants of the building as prescribed by the Chief Officer.

30 Septic tanks and soakage pits.—(1) Septic tanks and soakage pits shall not be constructed except on soil certified as fit by and as per plans approved by the Chief Officer.

2 No flush out pit of latrine should be constructed within a distance of 9 metres from drinking water sources.

31 Garages.—No garage intended for the storage of car, bus or lorry shall be erected within 2 metres from the work road boundary.

SPACE ABOUT BUILDINGS

32 (1) In the case of a public road, no erection shall be made within 1-50 metres of the boundary of the road.

Provided that any sun shade, balcony, canopy, eaves or ther similar projecting portion of the building may be allowed 0-50 metre away from the road boundary above a height of 3 metres measured from ground level if no pillar; wall or other structure is erected in the open space for support.

Provided further that a plinth, steps and other similar structure not being above the lowest floor level of the building may be permitted 0—50 metre away from the road boundary.

(2) Open spaces of 1—50 metres in front, and 1—25 metres in the back and sides respectively of the proposed erection shall be left as vacant space on to the sky.

33 Building plot to be level :— The building plot of every building shall be levelled in such manner that rain water may rapidly drain off into a water course of Municipal drain.

34 Inspection :— (1) For the purpose of facilitating inspection by Municipal authorities specified in clause (2), the following shall be the recognised stages in the construction of any building :—

(i) digging of the foundation ;
(ii) filling in the foundation and raising the basement wall ;
(iii) construction of the superstructure ;
(iv) all subsequent works.

(2) The Chief Officer or other authorised Officer shall be competent to inspect the building at all reasonable hours during the day to satisfy themselves that the work under progress is in conformity with the terms of the permission and bye-laws

35 Penalty :— Every person who commits breach of any of these bye-laws shall on conviction be liable to a fine not exceeding two hundred rupees.

A. PINTO,
Chief Officer T.M.C.,

...—

FORM. 1

(Bye —Law4)

FORM OF NOTICE UNDER SECTION 187 OF THE ACT

To.
The Chief Officer,
Town Municipal Council,
Coondapur.

Sir,

1. I. Sri/Smt..... hereby give notice that I intend to erect/a new building/re-erct/ add to the existing building in S No..... of Coondapur Casba/Vodarhobly village in ward number..... ...of Coondapur Town Municipality.

2. I enclose the following records:—

1 A copy of title deed.
2 A challan or receipt for payment of license fees.
3 A site plan in triplicate (not smaller than 5 metres to a C.M.) giving the following particulars :—

(a) The position, nature and use of all existing buildings thereon and of the proposed buildings and all appurtnant out buildings.
(b) The position of latrines or privies and the proposed method of drainage.
(c) The names or description of the adjacent roads, bridges, culverts or buildings.
(d) The survey number of the plot and ward number.
(e) Where the buildings proposed to be erected abuts a road the breadth of such road at measured between the outer edges of the drain, if any, and the line of buildings on both sides.

3. Detailed plan in triplicate (Not smaller than one metre to a C. M.) showing :—

(a) Plan of ground floor.
(b) Plans of first floor and succeeding floors, if any.
(c) One cross section.
(d) Front elevation.

4 I offered the following information :—

	Rs.
(1) The annual Municipal tax	
(2) Nature of foundation.	Made up soil. Natural soil.
(3) Height of bagement of plinth above road or ground level	.....M
(4) Materials to be used in foundation and walls.	.....
(5) Materials to be used for frame and covering the roof.	.....
(6) Height of invest of drain of latrine above the Municipal drain if it abouts.	.....M
(7) Height of drain of bath room above the Municipal drain if it abouts	.....M
(8) Height of invest of kitchen drain above the Municipal drain if it abouts	.....M
(9) Height of cesspool above the level of the nearest Municipal drain	.....

Place..... Signature of the owner.

Date..... Address .. ..

N. B :—(1) This form will be supplied by the Municipality on payment of 50 paise.
(2) The owner has to sign in the presence of the Chief Officer or the person authorised by him.
(3) The Chief officer is competent to call for additional informations if he thinks necessary.

FORM—2

(Bye-Law 10)

BUILDING PERMIT.

Roc. B. R. No.....

To

Sri/Smt.

With reference to your notice No..... .....dated ....for the grant of permission to erect a new building/re-erect/add to the existing building in S.No.....of Coondapur Casba/Voderhobly Village in ward Number..... .....of Coondapur Town Municipality, I have to state that the same has been permitted subject to the following conditions—

Yours faithfully,

Office of the Town Municipal, Coondapur.

.....
Chief Officer,
Coondapur Town Municipality,
South Kanara.

FORM 3

(Bye-Law 10)

REFUSAL OF BUILDING PER

Roc. B. R. No.....

To

Sri/Smt.

With refirence to your notice number..... .....dated..... ....for the grant of permission to the erection of a new building/re-erection of/addition to the existing building in S No... .....of Coondapur Casba/Voderhobly Village in ward number.....of Coondapur Town Municipality, I have to inform you that permission has been following grounds:—

Yours faithfully,

Office of the Town Municipal Council Coondapur.

.....
Chief Officer,
Coondapur Town Municipality,
South Kanara.

FORM 4

(Bye-Law 11)

NOTICE OF COMPLETION

To

The Chief Officer,
Town Municipal Council,
Coondapur.

Sir,

I hereby give notice as required by section 190 of the Mysore Municipalities Act, 1964 that I have commenced the erection of the new building/re-erection of/addition to the existing building in S.No..... .....o Coondapur Town Municipality on..... .....in pursuance of permission granted by the Chief Officer *vide* Roc, B R. No.....Dated.....and completed the same on.....

** A certificate from the qualified architect/Engineer/draughtman is appended herewith.

Permission to occupy on use the building may be granted.

Yours faithfully,

Place :

Date :.....

(Signature of Owner and address).

** May be struck off, if not required.

FORM 5

(Bye-Law 12)

OCCUPANCY CERTIFICATE.

Rec. B. R. No .....-.....

I hereby certify that the building bearing D. No ....in Survey number..... ** o Coondapur Casba/Vodeshobly village completed undnr the supervision of architect/Engineer/draughtman has beer inspected by me and I declare that the building conforms in all respects to the requirements of the buildings bye-laws in respect of structural safety, fire safety, hygianice and sanitary condition inside and in the surroundi g and is fit for occupation.

* May be struck off, if not required.

Yours faithfully,

Office of the Town
Municip l, Council, Coondadur

.....
Chief Officer,
Coondapur Town Municipality,
South Kanara.

OFFICE OF THE CHIEF OFFICER TOWN MUNICIPAL COUNCIL, HONAVAR.

Dated 22nd January 1974.

Noticae under section 97 of the Karnataka Municipalities Act, 1964.

Notice is hereby given for the information of all concerned that the Government of Karnataka in their Order No. HMA 121 MNZ 72 dated 9th May 1973 have accorded sanction to the Resolution of the Town Municipal Council Honavar, for the levy of Octroi and that the octroi prescribed by the above Resolution shall be imposed with effect from 1st April 1974. The Resolution sanctioned by the Government is as shown in the annexure.

S. T. BHAT,
Chief Officer, T.M.C.

ANNEXURE

Resolution.

Copy of Resolution No. 5 passed in the ordinary general meeting of the Town Municipal Council, Honavar, held on 18th March 1969.

Read section 95 of the Karnataka Municipalities Act, 1964.

Resolved that Octroi on goods specified in Schedule II of the Karnataka Municipalities Act, 1964 entering in the Municipal limits for consumption, use or sale therein shall be selected for being imposed as under:-

1	Name of the Tax	...	Octroi Tax.
2	Classes of property liable	...	On goods specified in Schedule II of Mysore Municipalities Act, 1964, entering the Municipal limits for consumption, use or sale therein.
3	Exemptions	...	(i) No octroi shall be levied on any articles or animals while at the time of import, if it is accompanied by a certificate issued by an officer authorised by Government on this behalf to be the property of State or Central Government to be used or intended to be used for Government purpose and not used for commercial purpose. (ii) Personal apperal baggage not imported for sale or hire. (iii) Goods or animals belonging to a Public Authority and not intended for sale or hire when accompanied at the time of their import by a certificate to that effect signed by the Officer under whose authority they are imported. (iv) Articles belonging to the Town Municipal Council and Local Authorities not intended for sale or hire. (v) Equipment and other articles imported by Educational Institutions working within the Municipal limits. (vi) Kits brought in the Municipal limits for staging cultural and entertainment programmes.